

MOFFAT COUNTY

Profile

Moffat County Distress Criteria Report – May 2021

Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculations
24-month Average Unemployment Rate (BLS) period ending May 2021	5.03	6.33	-1.3
2019 Per Capita Money Income (5-year ACS)	\$29,100	\$34,103	85.33%
2019 Per Capita Personal Income (BEA)	\$43,842	\$56,490	77.61%

Economic Distress Criteria—Geographic Components

	24 Month Unemp	Threshold Calculation	BEA PCPI	Threshold Calculation	Census PCMI (2000)	Threshold Calculation	ACS 5-Year PCMI	Threshold Calculation
Moffat County, CO	5.03	-1.3	\$43,842	77.6	\$18,540	85.9	\$29,100	85.3

Sources: U.S. Bureau of Census, Labor Statistics, and Economic Analysis; Calculations generated by StatsAmerica. Reference date 5-2021

POVERTY MEASURES

Moffat County Poverty Estimates 2000 - 2019					
Poverty Estimates	Year	Rate	% Change on 2000	% Change on 2016	Rankings vs. 3,144 Counties
Poverty Rate	2019	12.2%	23.2%	-5.4%	1,869
	2016	12.9%			1,984
	2000	9.9%			2,187
Poverty Rate for Children Under 18	2019	14.5%	20.8%	-14.2%	2,218
	2016	16.9%			2,176
	2000	12.0%			2,481

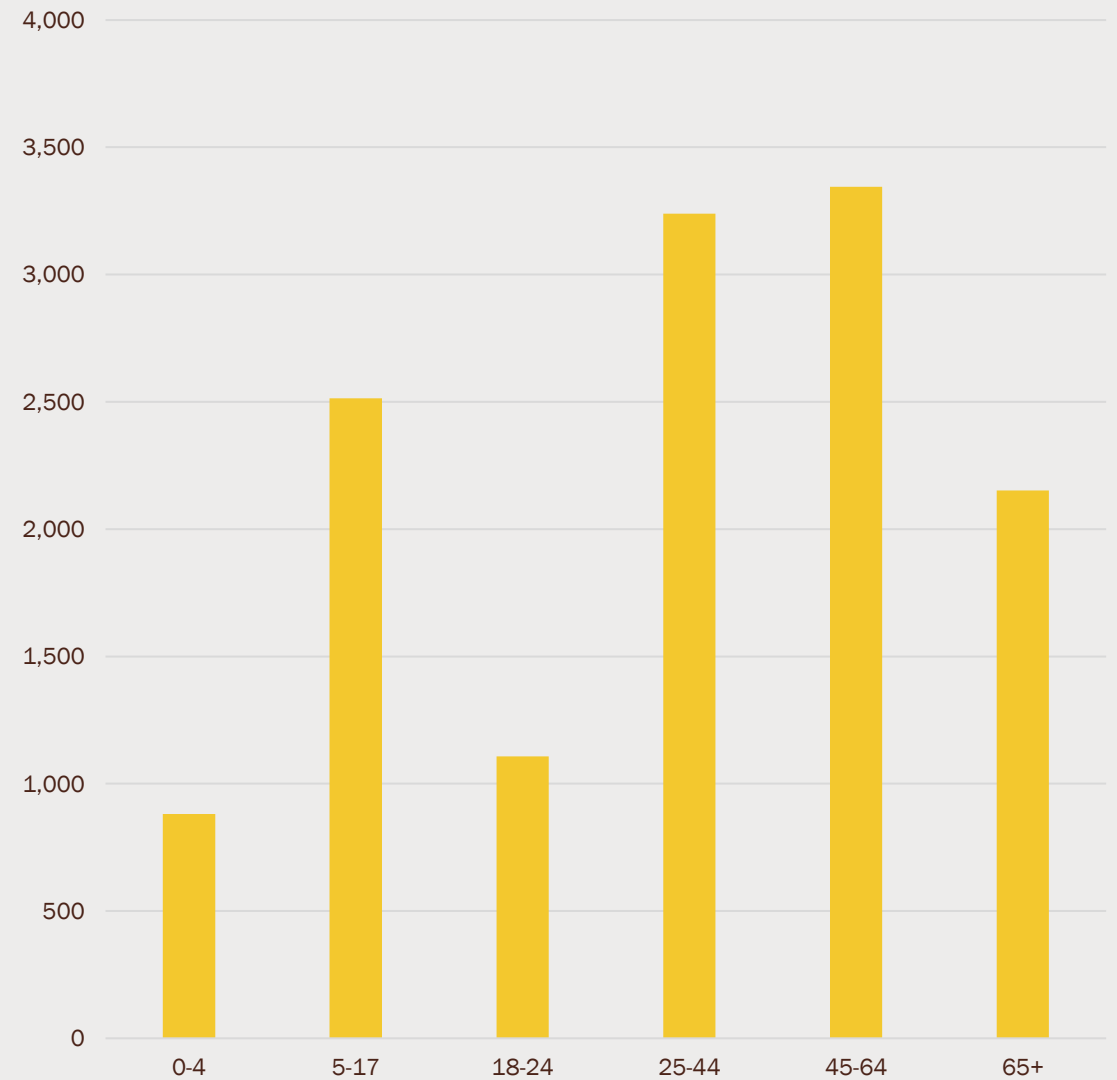
Moffat County Population Statistics

Moffat Population 2010: 13,806

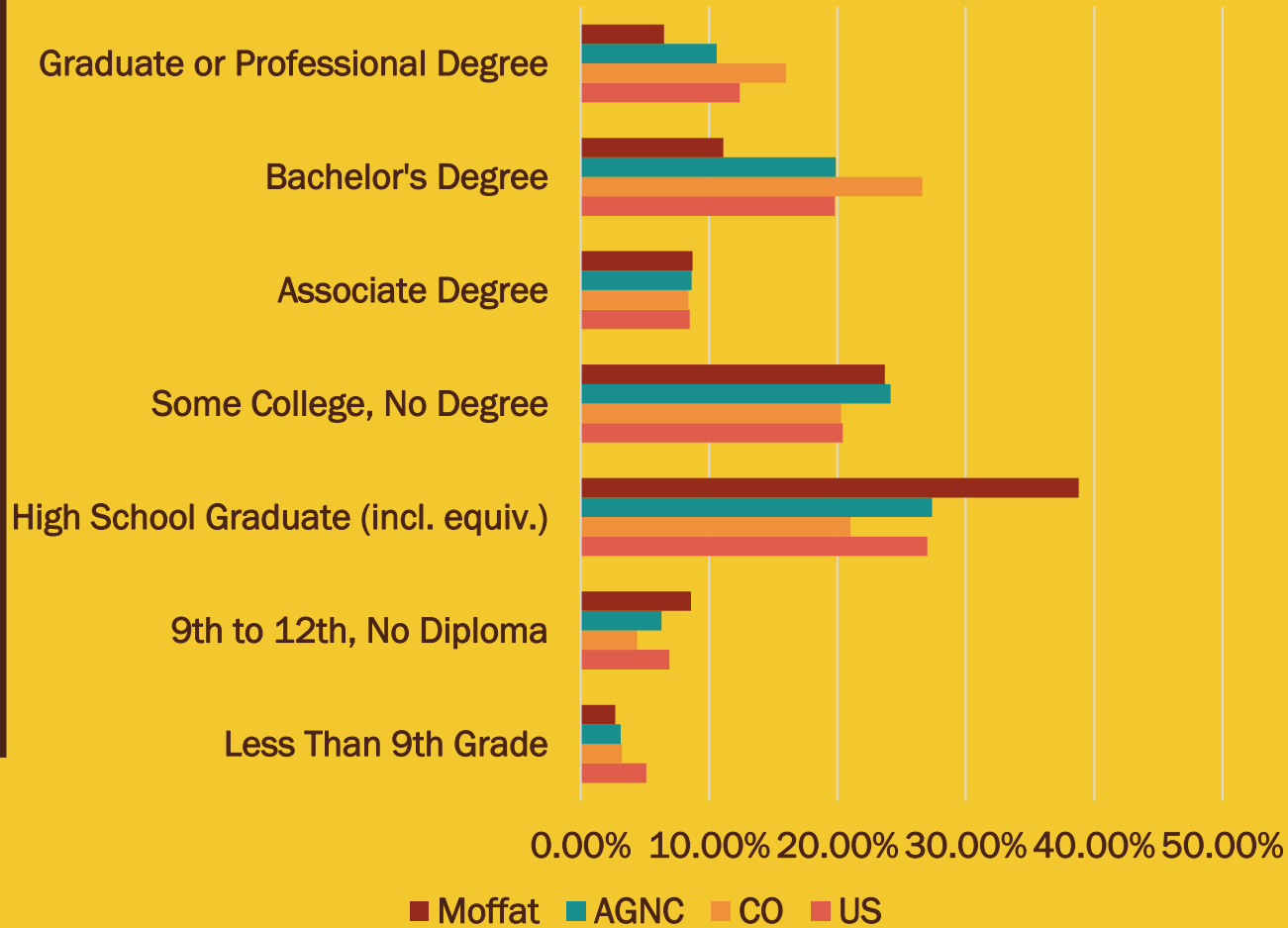
Moffat Population 2020: 13,181 (-4.5%)

Moffat Hispanic Population: 15.7%

Moffat Population Distribution



Moffat Educational Attainment Comparison

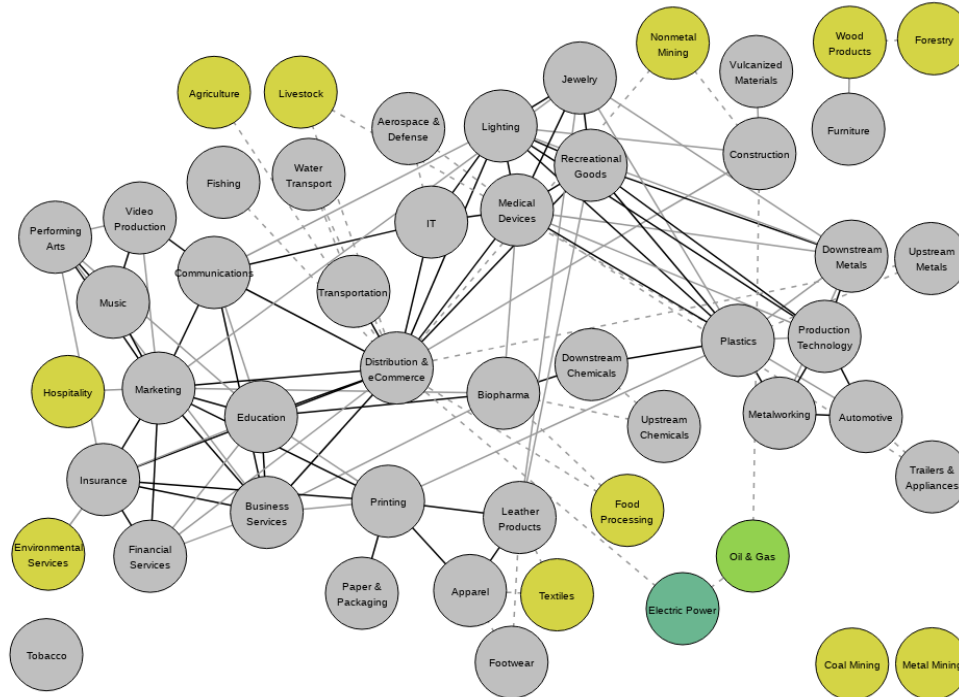


MOFFAT COUNTY EDUCATION STATISTICS

Cluster Linkages and Economic Diversification

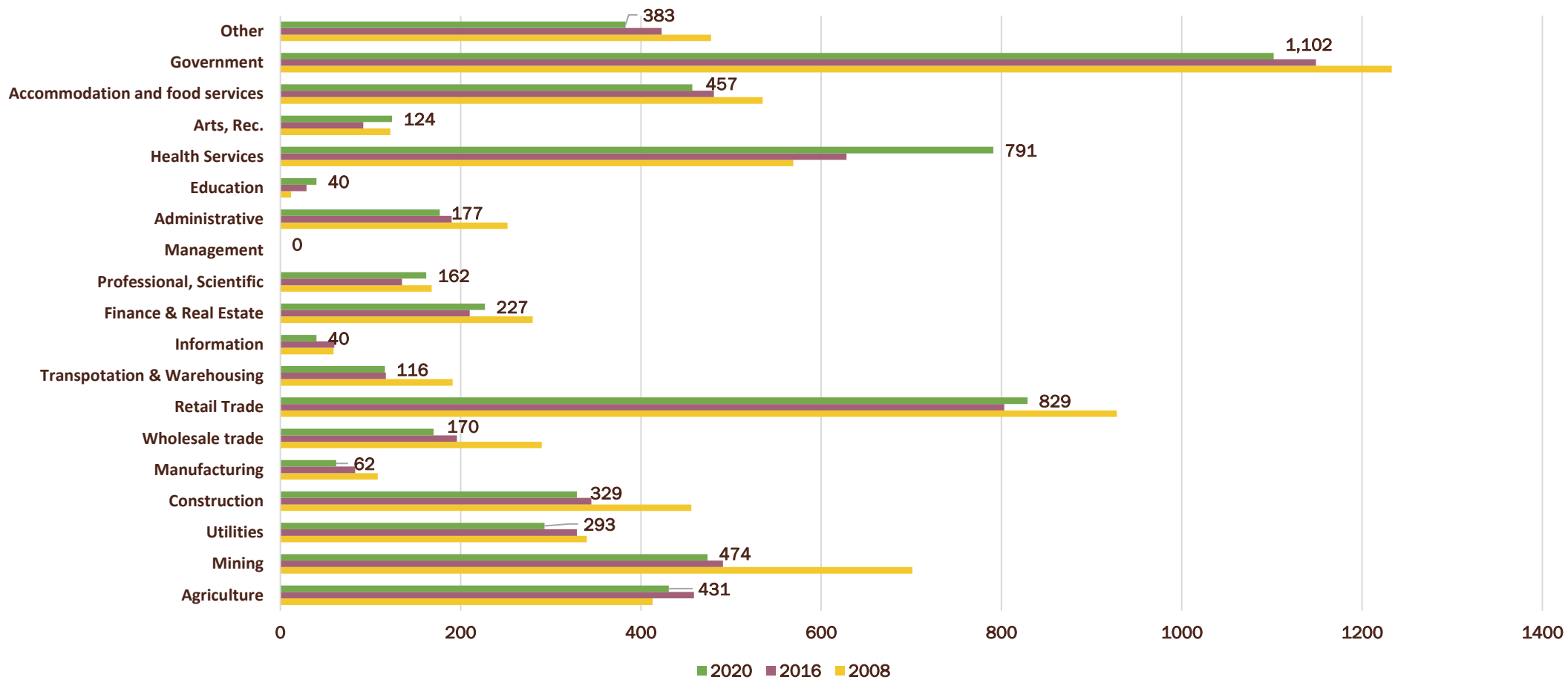
Moffat County, CO, 2016

- Cluster Specialization**
- Strong clusters above 90th percentile specialization
 - Strong clusters above 75th percentile specialization
 - Other specialized clusters (LQ > 1.0)
- BCR ≥ 95th pctile & RI ≥ 20%
- BCR 90th-94th pctile & RI ≥ 20%
- - Next closest clusters not meeting above criteria

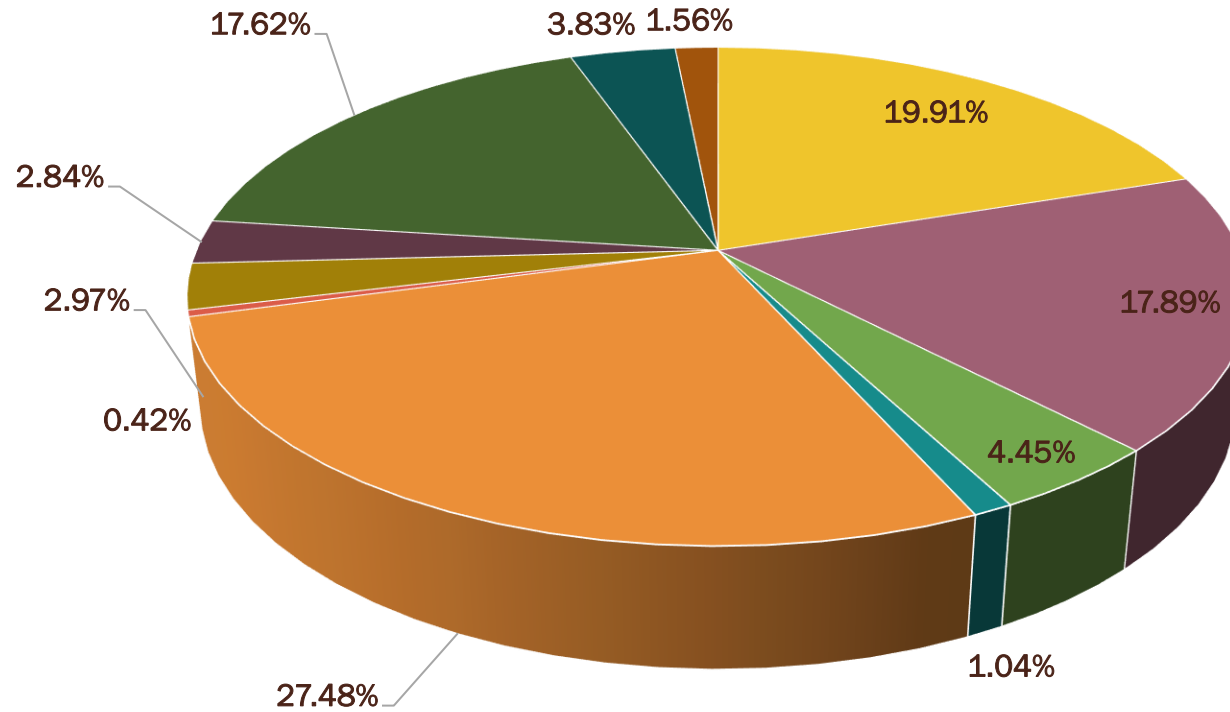


MOFFAT COUNTY 2016 JOB CLUSTERS

Moffat Jobs by Industry History

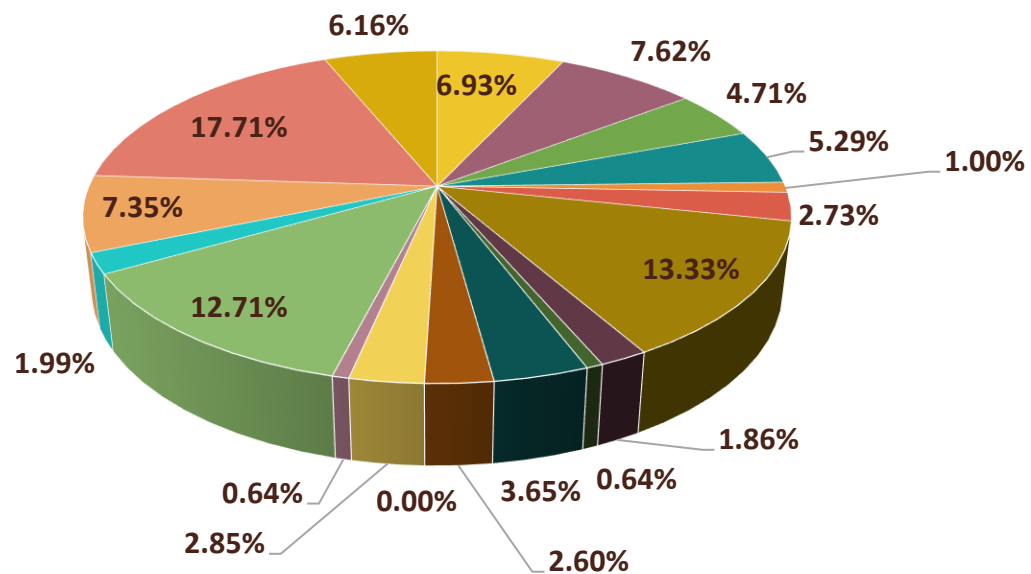


Moffat Wage Distribution by Industry



- Government
- Trade, Transportation, Utilities
- Education, Health Service
- Natural Resources
- Information
- Hospitality, Food
- Construction
- Other
- Manufacturing
- Professional, Technical
- Financial Activities

Moffat Job Distribution by Industry



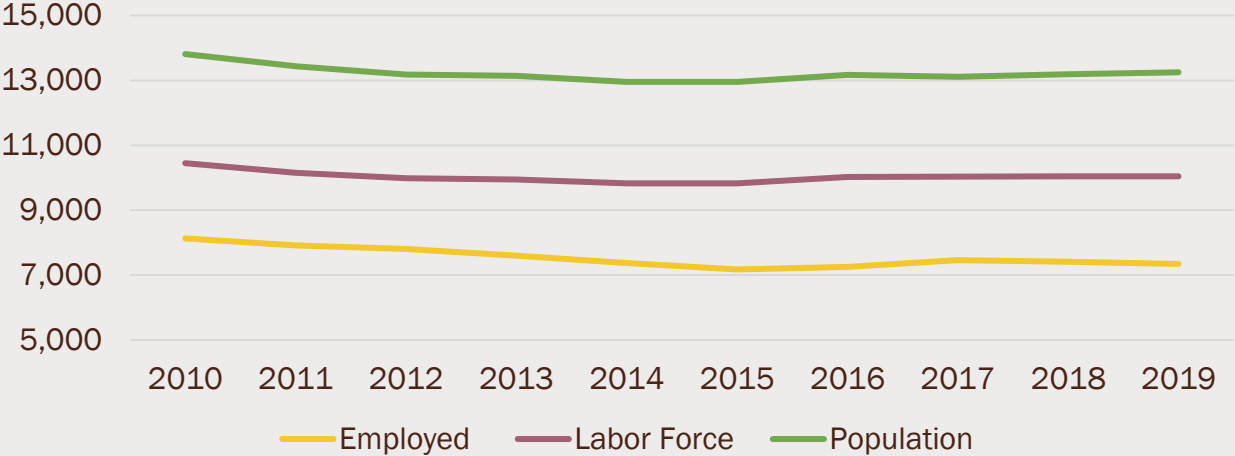
- Agriculture
- Manufacturing
- Information
- Administrative
- Accommodation and food services
- Mining
- Wholesale trade
- Finance & Real Estate
- Education
- Government
- Utilities
- Retail Trade
- Professional, Scientific
- Health Services
- Other
- Construction
- Transportation & Warehousing
- Management
- Arts, Rec.



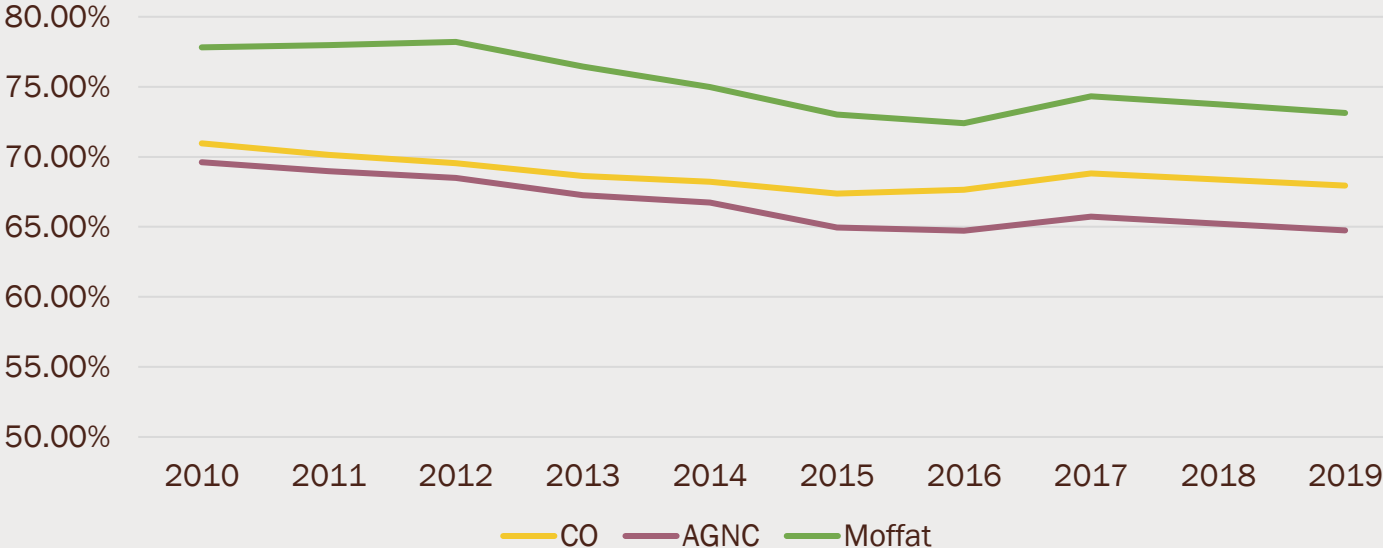
MOFFAT UNEMPLOYMENT HISTORY

Moffat Demographics and Workforce Data

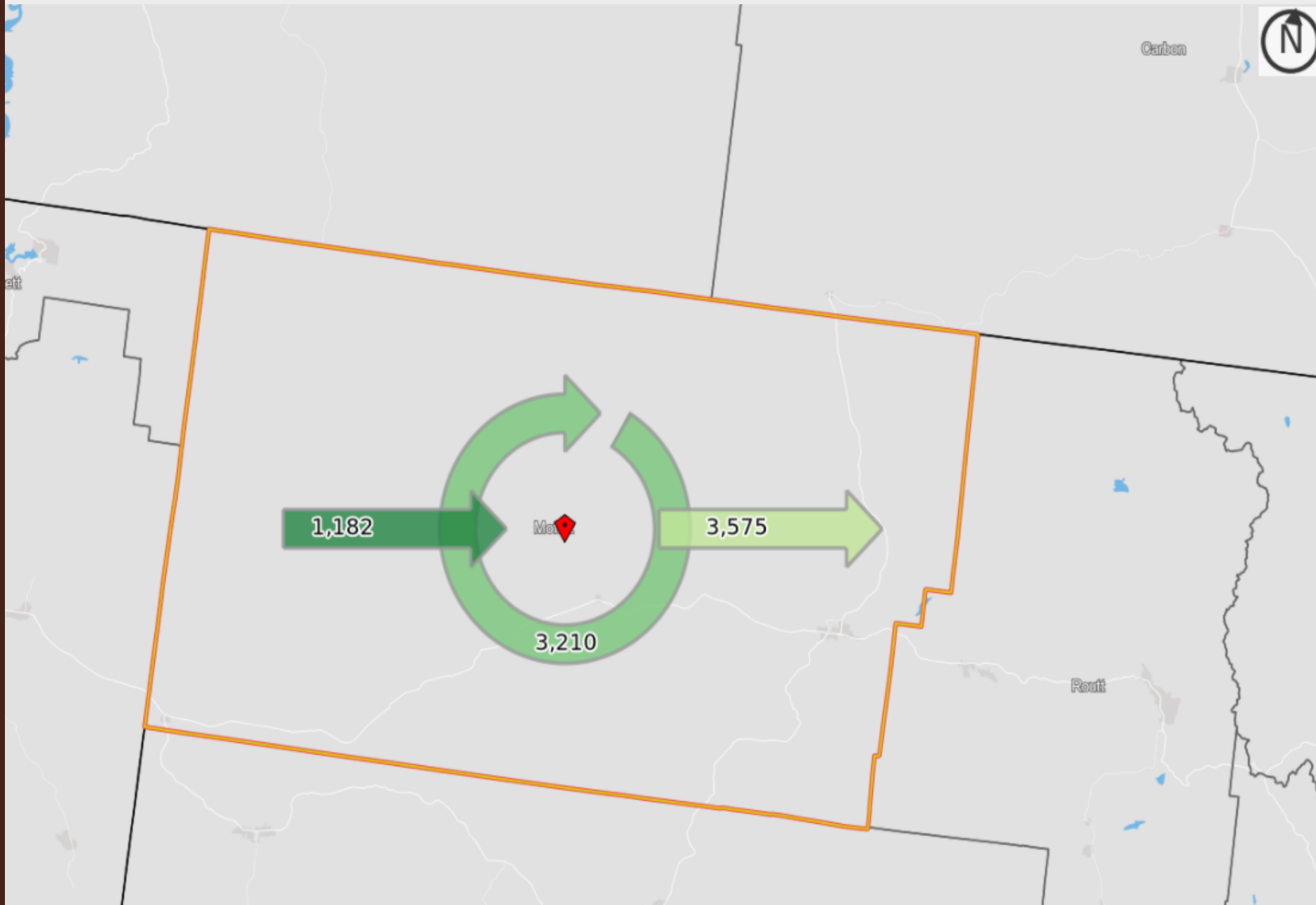
Moffat Population and Workforce 2010-2019



Moffat Labor Force Participation Rate



Commuting Patterns (2018)



- 1,182 - Employed in Selection Area, Live Outside
- 3,575 - Live in Selection Area, Employed Outside
- 3,210 - Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs)
2018

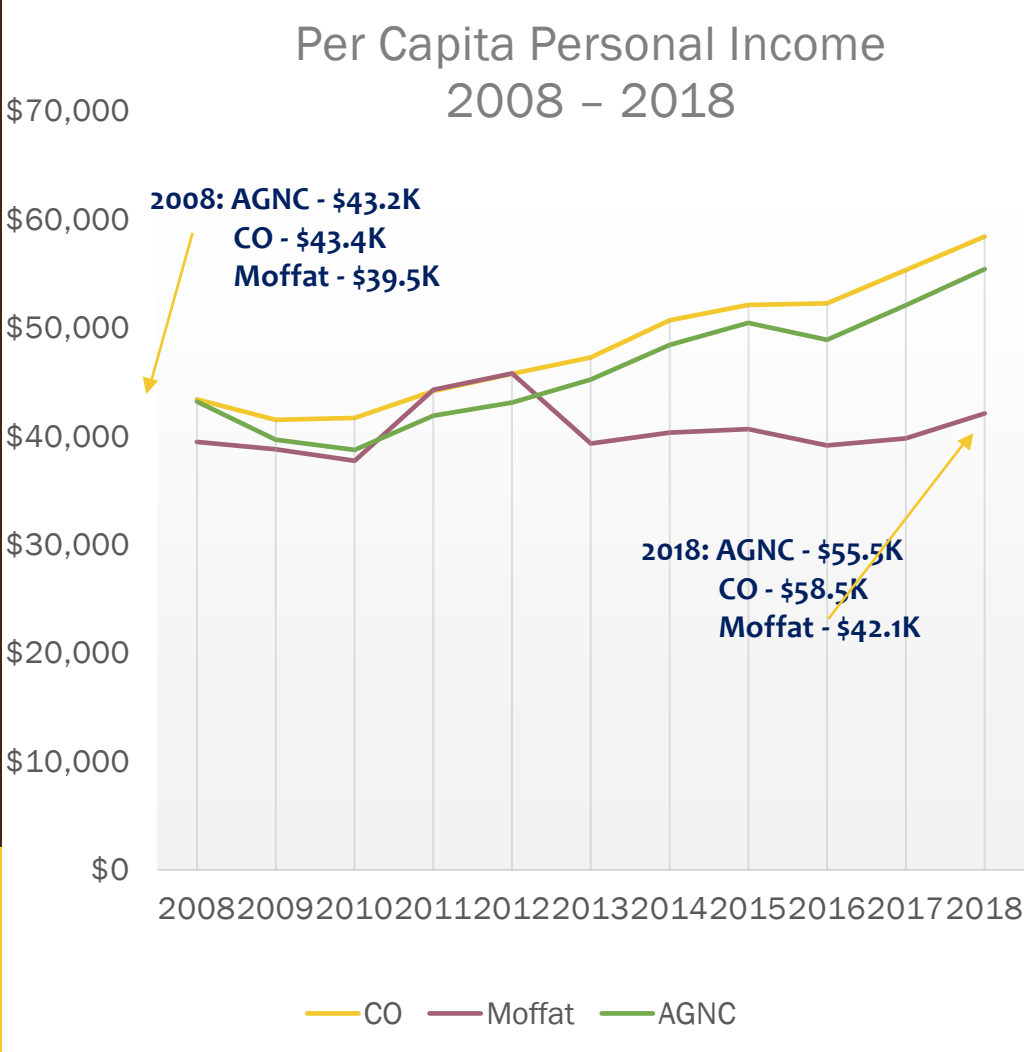
	Count	Share
Employed in the Selection Area	4,392	100.0%
Employed in the Selection Area but Living Outside	1,182	26.9%
Employed and Living in the Selection Area	3,210	73.1%
Living in the Selection Area	6,785	100.0%
Living in the Selection Area but Employed Outside	3,575	52.7%
Living and Employed in the Selection Area	3,210	47.3%

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Moffat Agricultural Statistics

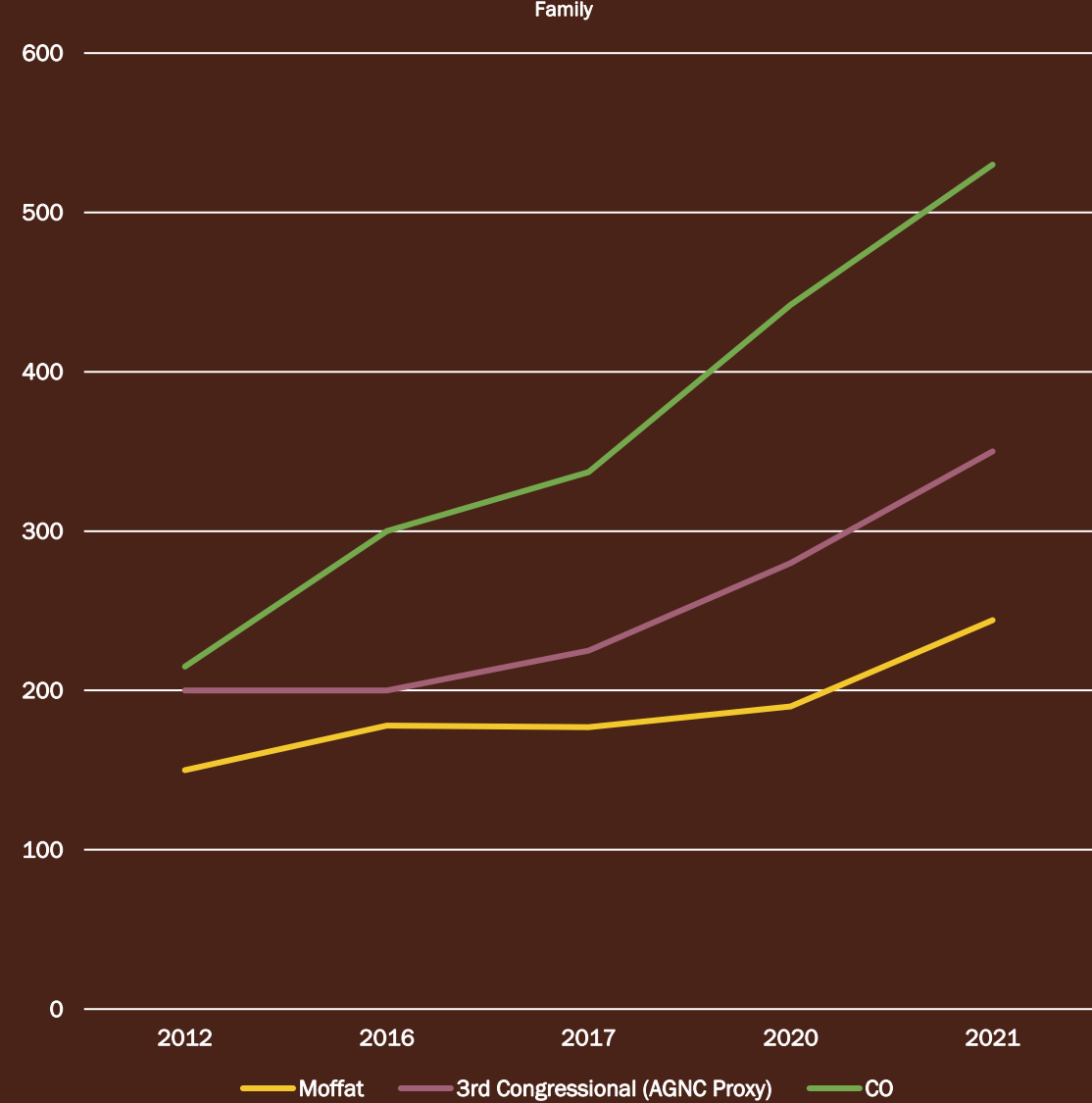
The USDA AG Census is conducted every five years. Between 2007 and 2012, Moffat County saw a decrease in agricultural market value, a decrease in the number of farms, but an increase in the farmed acreage. From 2010 to 2016 the County also saw an increase in ag related jobs by 20%, which continued through 2019 to 838 jobs. The 2017 survey notes that agricultural market value increased 23%, to \$33 million. Agriculture statewide is experiencing challenges as commodity prices have been volatile and generally depressed. An increase in all of the agricultural measurements during the latest survey period and beyond is a positive sign for this sector in the future.

MOFFAT INCOME STATISTICS



Moffat Property Price History (\$Thousands)

Median Single
Family



MOFFAT HOUSING STATISTICS

Housing price growth and lack of housing supplies is a significant impediment to economic development throughout entire AGNC region and the state. Although Moffat county has historically some of the most affordable housing stock within the region, recent price and turnover growth has put the county's housing stock under increasing pressure even as a significant exogenous economic shock is impacting coal mining communities. Median single family home prices have increased 37% since 2016. Year-to-date, the median price single family home prices have increased 28.4% through June 2021, and year-over-year decrease in inventory by 80%. This year-to-date increase represents over 50% of the county's median household income.

Moffat and CO History of Assessed Property Valuations, Property Taxes, & Sales Tax –

Sources: DOLA and County Records

	Moffat Sales Tax	Moffat Y/Y % Change in Sales Tax	Moffat Property Tax Revenue	Y/Y % Change in Property Tax	Moffat Assessed Property Value (Billions \$)	Y/Y % Change in Assessed Value	CO Y/Y % Change in Assessed Value
2012	\$2,600,000		\$31,045,956		\$0.48		1.82%
2013	\$2,700,000	3.85%	\$30,738,321	-0.99%	\$0.46	-3.95%	-0.89%
2014	\$2,800,000	3.70%	\$28,727,597	-6.54%	\$0.46	0.00%	3.36%
2015	\$2,900,000	3.57%	\$29,416,846	2.40%	\$0.46	-0.69%	14.96%
2016	\$3,006,489	3.67%	\$26,795,424	-8.91%	\$0.46	0.00%	-3.67%
2017	\$3,098,737	3.07%	\$26,338,429	-1.71%	\$0.39	-16.28%	10.07%
2018	\$3,526,951	13.82%	\$26,330,497	-0.03%	\$0.40	4.01%	3.84%
2019	\$3,418,665	-3.07%	\$27,001,296	2.55%	\$0.40	0.00%	16.96%
Total Annualized Growth Over 7-Yr Period	4.50%		-1.86%		-2.42%		7.38%
Total Nominal % Change Over 7-yr period	31.49%		-13.03%		-16.94%		51.66%
Real Change Over 7-yr Period	12.49%		-32.03%		-35.94%		32.66%